

**PB# 05-05**

**Breezes Laundromat**

**49-1-22**

TOWN OF NEW WINDSOR  
Planning Board

**APPROVED COPY**

DATE: 4-18-2005

Pa. #05-05 BREEZES LAUNDROMAT  
OLD FORGE HILL RD (MARKOS) (TROSKE)

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/10/2006

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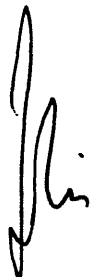
LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 5-5

NAME: BREEZES LAUNDROMAT PA2004-1444

APPLICANT: TOM AND NANCY TROSKE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/03/2005	REC. CK. #4080	PAID		750.00	
02/09/2005	P.B. ATTY. FEE	CHG	35.00		
02/09/2005	P.B. MINUTES	CHG	16.50		
03/23/2005	P.B. ATTY. FEE	CHG	35.00		
03/23/2005	P.B. MINUTES	CHG	38.50		
04/14/2005	P.B. ENGINEER FEE	CHG	207.90		
04/18/2005	RET. TO APPLICANT	CHG	417.10		
		TOTAL:	750.00	750.00	0.00

  
8/10/06

P.B. #05-05 Site Plan Bond

DANIEL SCHUYLER

4 RUSSET CT.  
WALLKILL, NY 12589

561-2100

29-7003  
2213-485

800

Date

2/10/04

Pay To  
The Order Of

Town of New Windsor

\$4520.00

Forty Five hundred twenty and xx/100

Dollars



Security Features  
Include  
Details on Back

CHARTER ONE BANK

For

DLSy C

⑆221370030⑆ ⑈4680018609⑈ 0800



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**  
33 Airport Center Drive  
Suite 202  
New Windsor, New York 12553

(845) 567-3100  
fax: (845) 567-3232  
e-mail: mheny@mhepc.com


Writer's e-mail address:  
bmasterson@mhepc.com

**MEMORANDUM**

(via fax)

31 January 2006

**TO: MICHAEL BABCOCK, BUILDING AND ZONING INSPECTOR**

**FROM: BRENDAN MASTERSON** 

**SUBJECT: BREEZES LAUNDROMAT - BOND ESTIMATE**  
**TOWN OF NEW WINDSOR PB 05-05**

Pursuant to your request, here are the estimated costs to be bonded for the outstanding items as shown below:

Items outstanding are:

• Handicap signage and striping	\$ 150
• Parking lot striping	\$ 320
• Construction of spaces as numbered on the site plan; 15-20 and 44-51	\$3,200
• Rip-rap swale	\$ 850
<b>Total:</b>	<b>\$4,520.00</b>

Cc: Mark J. Edsall, P.E. (email)

**REGIONAL OFFICES**

• 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2785 •  
• 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/10/2006

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LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 5-5

NAME: BREEZES LAUNDROMAT PA2004-1444

APPLICANT: TOM AND NANCY TROSKE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/03/2005	REC. CK. #4080	PAID		750.00	
02/09/2005	P.B. ATTY. FEE	CHG	35.00		
02/09/2005	P.B. MINUTES	CHG	16.50		
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03/23/2005	P.B. MINUTES	CHG	38.50		
04/14/2005	P.B. ENGINEER FEE	CHG	207.90		
04/18/2005	RET. TO APPLICANT	CHG	417.10		
		TOTAL:	750.00	750.00	0.00

PUBLIC HEARINGS:

BREEZES LAUNDROMAT SITE PLAN & SPECIAL PERMIT (05-05)

Mr. Angel Caballero and Mr. and Mrs. Tom Troske appeared before the board for this proposal.

MR. PETRO: Proposal is for a laundromat to go into the existing building formally Marko's Beverages. We looked at this once before. This application proposes relocation of the Marko's Oasis retail use within the existing building and develop a laundromat use in the existing retail area. Previously reviewed at the February 9, 2004 meeting. This is a permitted use in the zone, Mark?

MR. EDSALL: Yes.

MR. BABCOCK: By special permit, Mr. Chairman.

MR. PETRO: Why don't you go over the plan briefly one more time just for us. You have the plan with you?

MR. CABALLERO: Sure.

MR. PETRO: I think the most major concern that we have here is parking.

MR. CABALLERO: Yes, parking over here, too much parking and 31 would have been sufficient but what it says there but we're tenants and we wanted the parking anyway.

MR. PETRO: We have fire approval on 2/3/2005, it's been to the County, came back local determination.

MS. MASON: Yes.

MR. PETRO: So Mark let's talk about the parking a little bit because I think we've been over that a few

times.

MR. EDSALL: The parking calculation that was included on the plan that we reviewed at the last meeting in fact had an error on it, it's my belief that there are enough parking spaces existing based on the uses that they're indicating. If they want to add more they can just show you where they want to add them but the parking calculation indicated they needed to add more spaces I believe was incorrect.

MR. PETRO: I think it's all paved too, right?

MR. CABALLERO: Yes, we'd just like to have additional parking basically. I'd like to see the landlord clean up the back of the property.

MR. PETRO: That lot line, Mark, is going to have to be removed, you're going to, how are we going to know if it's removed?

MR. EDSALL: This might be an old plan or copy of an old plan.

MR. PETRO: It's already done?

MR. EDSALL: I believe it was done.

MR. CABALLERO: The beer distributor moved from the store that we're taking over to the other store, the smaller store so that's there already.

MR. PETRO: You're the tenant?

MR. CABALLERO: Yes, we're not the landlord.

MR. PETRO: Do we have a proxy for these people?

MR. CABALLERO: I believe so.

MR. MINUTA: Are we clear on the lot line?

MR. PETRO: It's already removed. Mark, the sheet flow in the front we're going to just consider that pre-existing?

MR. BABCOCK: It is existing.

MR. EDSALL: Yeah.

MR. PETRO: And we're just going to go with what was there?

MR. CABALLERO: There's a handicapped ramp.

MR. EDSALL: As long as they, I would say we shouldn't look to add anymore paving because there have been some problems along the residential properties with drainage so we should allow them to--

MR. CABALLERO: So we should leave it alone.

MR. EDSALL: If you want to clean up the back and add some parking, I would think that's fine by just striping existing pavement but I wouldn't add anymore pavement.

MR. CABALLERO: I don't think we're going to do that.

MR. SCHLESINGER: Parking in front of the store that's off-street diagonal parking?

MR. CABALLERO: Yes.

MR. SCHLESINGER: There's no curbing?

MR. CABALLERO: No.

MR. SCHLESINGER: So it's totally accessible?

March 23, 2005

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MR. CABALLERO: Yes.

MR. MINUTA: It does exist, the swale at this point?

MR. CABALLERO: Yes.

MR. BABCOCK: Mr. Chairman, all the sight improvements basically are done, they're just changing the use and the inside use from where Marko's sliding them over and where the laundromat's going and the purpose is the special permit for the laundromat, that's what the purpose of the public hearing is.

MR. PETRO: At this time, I'm going to open it up to the public for comment. On the 11th day of March, 2005, 40 addressed envelopes were mailed out with the notice of public hearing. If someone is here who'd like to speak for or against, just make a comment, be recognized by the chair, come forward, state your name and address. Is there anyone here? I'll entertain a motion to close the public hearing.

MR. SCHLESINGER: Make a motion to close the public hearing for Breezes Laundromat.

MR. MINUTA: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing on Breezes Laundromat special permit and site plan on Old Forge Hill Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. MINUTA	AYE
MR. PETRO	AYE

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MR. PETRO: At this time, I'd like to open it back up to the board for any further comment. Mark, anything outstanding on this? I think it's basically to clean up the special use permit.

MR. EDSALL: The only procedural item you've taken lead agency on the 9th of February, you need to make a determination.

MR. PETRO: Motion for negative dec?

MR. SCHLESINGER: Make a motion for the negative dec for the Breezes site plan.

MR. MINUTA: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Breezes Laundromat site plan and special permit on Old Forge Hill Road. Any further discussion? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. MINUTA	AYE
MR. PETRO	AYE

MR. PETRO: Any comments from the board members on any outstanding issue? If not, entertain a motion for final approval.

MR. EDSALL: You should issue both an approval to grant a special permit and a site plan approval.

MR. PETRO: Two separate motions?

MR. EDSALL: I would with the special permit, just have

the record note you're not setting any term to it, sometimes you do set a term.

MR. PETRO: You understand this is special use permit, if there's a major complaint or violation of some kind planning board could ask you to come back in at any time?

MR. CABALLERO: Yes.

MR. PETRO: Odds are that normally doesn't happen, you may make 35 years there and never hear from us. So we're going to do two motions. First motion will be for special use permit for Breezes Laundromat site plan with no time limit on it.

MR. SCHLESINGER: Make a motion to accept the special use permit for Breezes Laundromat site plan on Forge Hill Road with no time limit.

MR. MINUTA: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board issue a special use permit for Breezes Laundromat site plan on Old Forge Hill Road with no time limit. Any further discussion? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. MINUTA	AYE
MR. PETRO	AYE

MR. PETRO: At this time, I will entertain a motion for final approval for the Breezes Laundromat site plan.

MR. SCHLESINGER: Make a motion for final approval for

March 23, 2005

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the Breezes Laundromat site plan on Old Forge Hill Road.

MR. MINUTA: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant final approval to the Breezes Laundromat site plan on Old Forge Hill Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. MINUTA	AYE
MR. PETRO	AYE

**Town of New Windsor**  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#347-2005**

04/19/2005

Breeze Laundromats, Inc.

Received \$ 125.00 for Planning Board Fees, on 04/19/2005. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

PB # 05-05 approved *See*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/19/2005

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LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 5-5

NAME: BREEZES LAUNDROMAT PA2004-1444  
APPLICANT: TOM AND NANCY TROSKE

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/18/2005	PLANS STAMPED	APPROVED
03/23/2005	P.B. APPEARANCE - PUB HEARIN	ND: CL PH- APPR COND
02/09/2005	P.B. APPEARANCE	SET PH - RETURN
01/05/2005	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/19/2005

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LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 5-5  
NAME: BREEZES LAUNDROMAT PA2004-1444  
APPLICANT: TOM AND NANCY TROSKE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/14/2005	SITE PLAN APPROVAL	CHG	125.00		
04/18/2005	REC. CK. #1008	PAID		125.00	
		TOTAL:	125.00	125.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/18/2005

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LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

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APPLICANT: TOM AND NANCY TROSKE

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02/03/2005	REC. CK. #4080	PAID		750.00	
02/09/2005	P.B. ATTY. FEE	CHG	35.00		
02/09/2005	P.B. MINUTES	CHG	16.50		
03/23/2005	P.B. ATTY. FEE	CHG	35.00		
03/23/2005	P.B. MINUTES	CHG	38.50		
04/14/2005	P.B. ENGINEER FEE	CHG	207.90		
04/18/2005	RET. TO APPLICANT	CHG	417.10		
		TOTAL:	750.00	750.00	0.00

AS OF: 04/14/2005

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## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWMIN - TOWN OF NEW WINDSOR

TASK: 5- 5

FOR WORK DONE PRIOR TO: 04/14/2005

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE		
. . . . .													
5-5	260886	01/05/05	TIME	MJE	WS MARKOS OASIS S/P AM	99.00	0.40	39.60					
5-5	263935	02/07/05	TIME	MJE	MC BREEZES LAUDROMAT SP	99.00	0.80	79.20					
5-5	266638	02/28/05	TIME	MJE	MC OODP REFERRAL	99.00	0.40	39.60					
								158.40					
5-5	265970	02/28/05			BILL 05-343					-118.80			
										-118.80			
5-5	269818	03/22/05	TIME	MJE	MR BREEZES S/P	99.00	0.40	39.60					
5-5	269271	03/23/05	TIME	MJE	MM BREEZES LAUDR S/P AP	99.00	0.10	9.90					
								=====	=====	=====	=====		
TASK TOTAL								207.90	0.00	-118.80	89.10		
. . . . .													
GRAND TOTAL								207.90	0.00	-118.80	89.10		



RESULTS OF P.B. MEETING OF: March 23, 2005

PROJECT: Breezes Squadron P.B. # 05-05

**LEAD AGENCY:**

AUTHORIZE COORD. LETTER: Y\_\_\_N\_\_\_  
TAKE LEAD AGENCY: Y\_\_\_N\_\_\_

M)\_\_\_\_S)\_\_\_\_VOTE: A\_\_\_\_N\_\_\_\_  
CARRIED: Y\_\_\_\_N\_\_\_\_

**NEGATIVE DEC:**

M 8 S) M VOTE: A 5 N 0  
CARRIED: Y ✓ N    

PUBLIC HEARING: \_\_\_\_\_ WAIVED: \_\_\_\_\_ CLOSED: ☒

M) 5 S) M VOTE: A 5 N 0 SCHEDULE P.H.: Y     N    

SEND TO O.C. PLANNING: Y\_\_\_\_  
SEND TO DEPT. OF TRANSPORTATION: Y\_\_\_\_

REFER TO Z.B.A.: M)        S)        VOTE: A        N       

RETURN TO WORK SHOP: Y\_\_N\_\_

**APPROVAL:**

Spec Perm M) S S) M VOTE: A 5 N 0 APPROVED: 3-23-05  
 Site Plan 5 M 5 0 3-23-05  
 NEED NEW PLANS: Y     N    

**CONDITIONS – NOTES:**

Get Proxy from Currier

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/23/2005

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LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 5-5

NAME: BREEZES LAUNDROMAT PA2004-1444  
APPLICANT: TOM AND NANCY TROSKE

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	02/03/2005	MUNICIPAL HIGHWAY	/ /	
ORIG	02/03/2005	MUNICIPAL WATER	/ /	
ORIG	02/03/2005	MUNICIPAL SEWER	/ /	
ORIG	02/03/2005	MUNICIPAL FIRE	02/17/2005	APPROVED
ORIG	02/03/2005	NYS DOT	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/23/2005

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 5-5

NAME: BREEZES LAUNDROMAT PA2004-1444  
APPLICANT: TOM AND NANCY TROSKE

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	02/03/2005	EAF SUBMITTED	02/03/2005	WITH APPLIC
ORIG	02/03/2005	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	02/03/2005	LEAD AGENCY DECLARED	02/09/2005	TOOK LA
ORIG	02/03/2005	DECLARATION (POS/NEG)	/ /	
ORIG	02/03/2005	SCHEDULE PUBLIC HEARING	/ /	
ORIG	02/03/2005	PUBLIC HEARING HELD	/ /	
ORIG	02/03/2005	WAIVE PUBLIC HEARING	/ /	
ORIG	02/03/2005	PRELIMINARY APPROVAL	/ /	
ORIG	02/03/2005		/ /	
ORIG	02/03/2005	LEAD AGENCY LETTER SENT	/ /	



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

**TO: FIRE INSPECTOR**

P.B. FILE #05-05      DATE RECEIVED: 02-03-05      TAX MAP #49-1-22

**PLEASE RETURN COMPLETED FORM TO MYRA  
BY: A.S.A.P. TO BE ON AGENDA FOR THE 02-09-05 PLANNING BOARD  
MEETING.**

THE MAPS AND/OR PLANS FOR:

### BREEZES LAUNDROMAT

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION \_\_\_\_\_, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT XXX

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ **APPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ **DISAPPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_

Reviewed by

date

*[Signature]* 2/14/05

-----X

**BREEZES LAUNDROMAT P. B. #05-05**

# AFFIDAVIT OF SERVICE BY MAIL

**MYRA L. MASON**, being duly sworn, deposes and says:


That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

That on the **11TH** day of MARCH, 2005 , I compared the 40 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for site plan/subdivision/special permit/lot line change approval and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra L. Mason  
Myra L. Mason, Secretary

21<sup>st</sup> day of March, 20 05

  
Notary Public

**JENNIFER MEAD**  
**Notary Public, State Of New York**  
**No. 01ME6050024**  
**Qualified In Orange County**  
**Commission Expires 10/30/ 2006**

**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on **MARCH 23, 2005** at 7:30 P.M. on the approval of the proposed

Site Plan Special Permit for **BREEZES LAUNDROMAT**

Located at **360 OLD FORGE HILL ROAD** (Tax Map #Section **49**, Block **1**, Lot **22**) . Map of the proposed project is on file and may be inspected at the **Planning Board Office**, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: MARCH 9, 2005

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-4693

## Assessors Office

March 8, 2005

Nancy Troske  
Breezes Laundromat  
47 Maurerbrook Drive  
Fishkill, NY 12524

Re: 49-1-22 PB#: 05-05 (40)

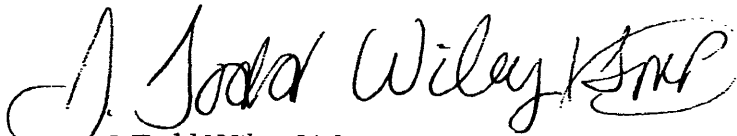
Dear Ms Troske:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$55.00, minus your deposit of \$25.00.

Please remit the balance of \$30.00 to the Town Clerk's Office.

Sincerely,

  
J. Todd Wiley, IAO  
Sole Assessor

JTW/tmp  
Attachments

CC: Myra Mason, Planning Board

George J Meyers, Supervisor  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

Deborah Green, Town Clerk  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

Andrew Krieger, Esq.  
219 Quassaick Avenue  
New Windsor, NY 12553

James Petro, Chairman  
Planning Board  
555 Union Avenue  
New Windsor, NY 12553

Mark J Edsall, P.E.  
McGoey & Hauser Consulting Engineers  
33 Airport Center Drive – Suite 202  
New Windsor, NY 12553

49-1-4  
Bradford & Kyong Smith  
56 Continental Drive  
New Windsor, NY 12553

49-1-5  
Elizabeth Stafford  
58 Continental Drive  
New Windsor, NY 12553

49-1-6  
Ronald Fleischman  
60 Continental Drive  
New Windsor, NY 12553

49-1-7  
Christopher & Christina Mullen  
62 Continental Drive  
New Windsor, NY 12553

49-1-8  
Richard & Jeannie Crook  
64 Continental Drive  
New Windsor, NY 12553

49-1-9  
John & Mary Rohan  
66 Continental Drive  
New Windsor, NY 12553

49-1-10  
Edward & Linda Christian  
68 Continental Drive  
New Windsor, NY 12553

49-1-11  
Ann Marie Marchiondo  
Frank DeVaney  
70 Continental Drive  
New Windsor, NY 12553

49-1-12  
Felix & Luz DeJesus  
72 Continental Drive  
New Windsor, NY 12553

49-1-13  
Edward & Linda Spreer  
74 Continental Drive  
New Windsor, NY 12553

49-1-20.1  
Tower Management Financing  
Partnership, LP  
680 Kinderkamack Road  
River Edge, NJ 07661

49-1-21  
Danbar Realty Co. LLC  
225 S. Plank Road  
Newburgh, NY 12550

49-1-23.1 & 24  
Carmine Andriuolo  
363 Windsor Highway  
New Windsor, NY 12553

49-1-23.2  
Joseph Frustagli  
1636 3<sup>rd</sup> Ave. - #270  
NY, NY 10128

49-1-25  
Vittorio & Lucy Vitolo  
30 Heather Court  
Middletown, NY 10940

49-1-26  
Orfeo Cicchetti  
1505 Midhurst Court  
Raleigh, NC 27614

49-1-27  
Reziero Vitolo  
87 Mill Street  
Wallkill, NY 12589

49-1-28  
Bank of New York Property Mgmt  
ATT: P. Culas  
48 Wall St. – 24 Floor  
NY, NY 10286

49-2-1  
David & Diana Kettner  
43 Continental Drive  
New Windsor, NY 12553

49-2-5  
Itsia Slater  
8 Regimental Place  
New Windsor, NY 12553

49-2-6  
Philip, Reina & George Justi  
10 Regimental Place  
New Windsor, NY 12553

49-2-7  
James & Sylvia Bittles  
12 Regimental Place  
New Windsor, NY 12553

49-2-8  
James & Anita Gilbert  
53 Continental Drive  
New Windsor, NY 12553

49-2-9  
Brian & Helen Vieira  
51 Continental Drive  
New Windsor, NY 12553

49-2-10  
Benny & Roxanne D'Agostini  
49 Continental Drive  
New Windsor, NY 12553

49-2-11  
Anita Saltzman  
47 Continental Drive  
New Windsor, NY 12553

49-2-12  
Joseph & Patricia Kraiza  
45 Continental Drive  
New Windsor, NY 12553

65-2-12.1  
WVR Real Estate II, LLC  
4 Coates Drive – Suite 1  
Goshen, NY 10924

65-2-13  
Frederick Kass  
367 Windsor Highway  
New Windsor, NY 12553

65-2-14  
New Windsor Dental Mgmt Corp.  
375 Windsor Highway – Suite 300  
New Windsor, NY 12553

65-2-29  
Sorbello, Bouyea & King  
c/o Robert Bouyea  
505 North Riverside Road  
Highland, NY 12528

65-2-30  
Tower Management Financing  
Partnership, LP  
680 Kinderkamack Road  
River Edge, NJ 07661

71-1-68  
Emil Mihalco, Jr.  
Bernice Sapiel  
387 Old Forge Hill Road  
New Windsor, NY 12553

71-3-2  
Vails Gate, Inc.  
362 Windsor Highway  
New Windsor, NY 12553

71-3-3  
Jamal Realty, LLC  
P.O. Box 311  
Yonkers, NY 10710

**TOWN OF NEW WINDSOR  
LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on MARCH 23, 2005 at 7:30 P.M. on the approval of the proposed Site Plan & Special Permit for BREEZES LAUNDROMAT Located at 360 OLD FORGE HILL ROAD (Tax Map #Section 49 , Block 1 , Lot 22 ). Map of the proposed project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: MARCH 9, 2005

BY ORDER OF  
TOWN OF NEW WINDSOR  
PLANNING BOARD  
JAMES R. PETRO, JR., CHAIRMAN

**Ad Number: 1738676 Advertiser: NEW WINDSOR, TOWN**

Phone: 8455634615 Sys No: 1194114 Caller: MYRA MASON

**INVOKING CUSTOMER:**

Phone: 8455634615 Sys No: 1194114 AcctNo: P.O. No:

Name: NEW WINDSOR, TOWN Subscriber:

Address: ZONING AND PLANNING

555 UNION AVENUE

NEW WINDSOR NY 12553

**ORDER:**

Printed By: THRFDDRN Date: 03/10/2005 Assigned Sales: TOWNOFNEWWINDSOR LEGALNOTICE NOTICEISH AdType: LINER Order Type: NORMAL

Manual Delay: Box No: Coll Back: Y

**NOTES:**

Charge Reason:

**INSERTION:**

Product: THI Paper: TH Class: 999X; LEGAL BILLING

Schedule: Start Date - 03/13/2005 End Date - 03/13/2005

Sort: TOWN OF NEW WINDSORLEGAL NOTICE NOTICE IS

**PRODUCTION:**

Text Size: 2 x 22.00 ProdType: ENTERPRISE ColorNo: 0 Colors:

Tearsheets: 1 Proofs: 0 Affidavits: 1 Alt Addr: N

**PRICING:**

Price: 41.66 Payment Method: B1 Amount Paid: 0 Amount Owed: 41.66

PriceMethod: 0 (0=Normal, 1=User Net, 2=System Gross) Rate Code: LEL

For fields listed below 0 = NO 1 = YES

Till Forbid: 0 Mult. Content: 0

# TOWN OF NEW WINDSOR

## REQUEST FOR NOTIFICATION LIST

DATE: 02-18-2005 PROJECT NUMBER: ZBA# \_\_\_\_\_ P.B. # 05-05

APPLICANT NAME: NANCY L. TROSKE (BREEZES LAUNDROMATS, INC.)

PERSON TO NOTIFY TO PICK UP LIST:

NANCY TROSKE  
47 MAURERBROOK DRIVE  
FISHKILL, NY 12524

TELEPHONE: 565-6646

TAX MAP NUMBER:	SEC. <u>49</u>	BLOCK <u>1</u>	LOT <u>22</u>
	SEC. _____	BLOCK _____	LOT _____
	SEC. _____	B LOCK _____	LOT _____

PROPERTY LOCATION: OLD FORGE HILL ROAD (EAST SIDE)  
NEW WINDSOR, NY

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: XXX

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) \_\_\_\_\_

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) XXX

AGRICULTURAL DISTRICT:  
 (ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'  
 OF SITE PLAN OR SUBDIVISION PROJECT) \_\_\_\_\_

❖ ❖

NEW WINDSOR ZONING BOARD \_\_\_\_\_

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT \_\_\_\_\_

❖ ❖

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 1001

TOTAL CHARGES: \_\_\_\_\_

# TIMES HERALD-RECORD

40 Mulberry Street, Middletown, NY 10940

State of New York:

County of Orange: ss:

**Patricia Foddrill**

Being duly sworn deposes and says that the ORANGE COUNTY PUBLICATIONS Division of Ottaway Newspapers-Radio, Inc. is a corporation organized under the laws of the State of New York and is, at all the times hereinafter mentioned, was the printer and publisher of The Times Herald-Record, a daily newspaper distributed in the Orange, Ulster, Rockland, Dutchess, Pike, PA, Delaware and Sullivan Counties, published in the English language in the City of Middletown, County of Orange, State of New York, that despondent is the

**Legal Advertising Representative**

of said The Times Herald-Record acquainted with the facts hereinafter stated, and duly authorized by said Corporation to make this affidavit; that the

**Legal Notice**

a true printed copy of which is hereunto annexed, has been duly and regularly published in the manner required by law in said The Times Herald-Record in each of its issues published upon each of the following dates, to wit: In its issues of

3/13/05

Signature of Representative:

*P. Foddrill*

Sworn in before me this

13

Day of

Mar

2005

*Christine M. Durkee*

Notary Public, Orange County





## **COUNTY OF ORANGE**

**EDWARD A. DIANA**  
COUNTY EXECUTIVE

## **DEPARTMENT OF PLANNING**

124 MAIN STREET  
GOSHEN, NEW YORK 10924-2124  
TEL: (845)291-2318 FAX: (845)291-2533  
www.orangecountygov.com  
planning@co.orange.ny.us

**DAVID E. CHURCH, AICP**  
COMMISSIONER

### **ORANGE COUNTY DEPARTMENT OF PLANNING** **239 L, M OR N REPORT**

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

**Referred by:** New Windsor PB

**Reference No.:** NWT06-05M

**Parcel I.D.:** 49-1-22

**Applicant:** Tom & Nancy Troske

**Proposed Action** Site Plan: Laundromat renovation

**State, County, Inter-municipal Basis for Review:** Within 500 ft of St Rte 32

**Comments:** The Department has received the above-cited application, and offer the following:

- Although the activity of renovating the Laundromat will have no major impact upon State or County facilities nor have any significant inter-municipal issues, the combining of tax lots 49-1-21 & 49-1-22 into a single lot, site plan dated 2000 has not occurred. The 2005-site plan for the renovation indicates the removal of the exiting tax lot line, as of this date, this is action is not eminent.
- As the site plan is consistent with the County Comprehensive Plan and local laws, the Department has no further comments and recommends that the Planning Board proceed with its decision-making review process.

#### **Related Reviews and Permits:**

**County Action:**

Local Determination

Disapproved

Approved

**Approved subject to the following modifications and/or conditions:**

**Date:** March 10, 2005

**Reviewed By:** Kathy V. Murphy, Planner

  
**Commissioner of Planning**

BREEZES LAUNDROMAT SITE PLAN & SPECIAL PERMIT (05-05)

Mr. Angel Caballero and Tom and Nancy Troske appeared before the board for this proposal.

MR. PETRO: This is proposed laundromat, formally Marko's Beverages. The entire building?

MR. CABALLERO: No, he moved to the other side.

MR. PETRO: So it's approximately half the building?

MR. CABALLERO: It's 2/3.

MR. PETRO: Applicant has submitted a copy of the previously approved plan and has revised a plan depicting the use within the building with the parking calculation table. The only apparent proposed change in the site outside are parking spaces, revisions to the additional parking which you have done, the parking calculation has an error regarding spaces required for the laundromat machines, code requires one space for four machines, the calculation shows one space for two machines, so you're at 50% of what you really need. The correct number of minimum required parking spaces for the area shown on the plan is 30 spaces.

MR. EDSALL: They actually are there, parking calculation makes it look worse, they really only need a minimum of 30 and although it may be better to have more than the 30, the original site plan had 41 constructed, so I don't believe they have to do anything to the parking. They really don't need to change the parking unless you find that it's inadequate and you want to come back and say you want to add some.

MR. CABALLERO: We want the landlord to clean up the property.

MR. EDSALL: The back needs some activity.

MR. SCHLESINGER: Marko's moving?

MR. CABELLERO: Already moved to the smaller store and we're doing it in the larger store.

MR. PETRO: Motion for lead agency.

MR. ARGENIO: Motion for lead agency.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency under the SEQRA process for the Breezes Laundromat site plan on Old Forge Hill Road. Any further discussion? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Effective September 1, 2004, Orange County Planning Department resumes review of all projects which have to be sent there. Planning board should consider authorizing mandatory public hearing for this special use permit as per required so Myra, well, we don't need a motion, we have to have the public hearing so you can set it up with the applicant. In the meantime, you can get this out to Orange County Planning so they can review it. Ninety-nine percent of it is they're going to just send it back for local determination but it has to go there but that all happens within the 30 days so you won't be ready for your public hearing anyway so you're not really using any time but do it because it has to be done, if you

come back and it's not done, then we can't take any action.

MR. EDSALL: We send it out, the referrals come through the Town.

MR. PETRO: Well, make sure you do it.

MR. EDSALL: Myra will make sure, she'll be on the phone with me at 8:31.

MR. PETRO: And mandatory public hearing.

MR. EDSALL: Of course I will be at the office at 7:30.

MR. PETRO: We can have the public hearing, we can have that set up and have a public hearing even if it's within 30 days, we can make it subject to hearing back from them. Plan is very simple so that's as far as we can go tonight. We'll schedule a public hearing and we'll get this out to Orange County Planning.

MR. CABALLERO: Thank you.



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

**WRITER'S E-MAIL ADDRESS:**

MJE@MHEPC.COM

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** BREEZES LAUNDROMAT SITE PLAN  
(AMENDMENT TO MARKO'S OASIS SITE PLAN)  
**PROJECT LOCATION:** OLD FORGE HILL ROAD  
SECTION 49 – BLOCK 1 – LOT 22  
**PROJECT NUMBER:** 05-05  
**DATE:** 9 FEBRUARY 2005  
**DESCRIPTION:** THE APPLICATION PROPOSES A RELOCATION OF THE MARKO'S OASIS RETAIL USE WITHIN THE EXISTING BUILDING AND DEVELOPMENT OF A LAUNDROMAT USE IN THE EXISTING RETAIL AREA. THE PLAN WAS REVIEWED ON A CONCEPT BASIS.

1. The applicant has submitted a copy of the previous approved plan (file 00-12) and a revised plan depicting the uses within the building, with a parking calculation table.

The only apparent proposed change on the site (outside) are parking space revisions to develop additional parking (see next numbered comment).

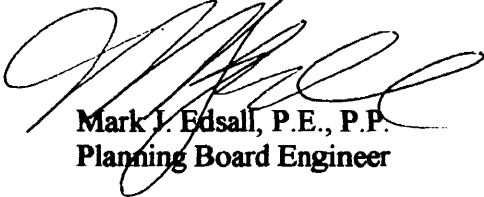
2. The parking calculation has an error regarding spaces required for the Laundromat machines. The code requires one space per four (4) machines; the calculation shows one space per two (2) machines. The correct number of minimum required parking spaces, per the areas shown on the plan, is thirty (30) spaces. The original site plan approval provided 41 spaces. As such, I question if additional spaces must be developed.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. Effective September 1, 2004, the Orange County Planning Department resumed review of all projects and actions that meet the requirements of New York State General Municipal Law (GML 239). Effectively, all projects within 500-foot distance requirements of the State statute (to municipal boundaries; county or state park; county or state highway; county drainage channel or right-of-way; county or state property with a building; or farm operation in an agricultural district) must again be referred to the OCPD for review.

**REGIONAL OFFICES**

• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

5. The Planning Board should consider authorizing the mandatory Public Hearing for this Special Permit use, per the requirements of Section 300-87 of the Town Zoning Local Law.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Mark J. Edsall', written over the printed name and title.

Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/st  
NW05-05-09Feb05.doc

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/04/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 5-5  
NAME: BREEZES LAUNDROMAT PA2004-1444  
APPLICANT: TOM AND NANCY TROSKE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/03/2005	REC. CK. #4080	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

*[Handwritten signature]*  
2/4/05  
*[Handwritten mark]*

# ORANGE COUNTY DEPARTMENT OF PLANNING

124 Main Street  
Goshen, NY 10924-2124

## APPLICATION FOR MANDATORY COUNTY REVIEW OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 05-15 (Please include this number on any correspondence)

1. Municipality Town of New Windsor

Public Hearing Date: not set

City, Town or Village Board \_\_\_\_\_ Planning Board ☒ Zoning Board \_\_\_\_\_

2. Owner: Name: Dan-Bar Realty  
Address: 225 South Plank Road, Newburgh, NY 12550

3. Applicant \* Name: Tom and Nancy Troske  
Address: 47 Maurerbrook Drive, Fishkill, NY 12524

**\*If applicant is owner, leave blank**

4. Location of Site: 360 Old Forge Hill Road (east of NYS Rt. 32)  
(Street or highway, plus nearest intersection)

Tax Map Identification: Section: 49 Block: 1 Lot: 22

Present Zoning District: C Size of Parcel: 1.1+ Acres

5. Type of Review:

### Special Permit

Zone Change: From -- To: --

Zoning Amendment: To Section ---

\*\*Subdivision: Number of Lots/Units ---

\*\*\*Site Plan: Use Laundromat

Date: 28 Feb 2005

Signature & Title: Mark J. Edsall, P.E.

Mark J. Edsall, P.E.,  
Planning Board Engineer

*Sent 3/1/05*



RESULTS OF P.B. MEETING OF: February 9, 2005

PROJECT: Breezes Laundromat P.B. # 05-05

**LEAD AGENCY:**

AUTHORIZE COORD. LETTER: Y        N         
TAKE LEAD AGENCY: Y ✓ N       

**NEGATIVE DEC:**

M)\_\_\_\_S)\_\_\_\_VOTE: A\_\_\_\_N\_\_\_\_  
CARRIED: Y\_\_\_\_N\_\_\_\_

M) A S) S VOTE: A 5 N 0  
CARRIED: Y ☒ N ☐

**PUBLIC HEARING:** \_\_\_\_\_ **WAIVED:** \_\_\_\_\_ **CLOSED:** \_\_\_\_\_

M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_ SCHEDULE P.H.: Y \_\_\_\_\_ N \_\_\_\_\_

SEND TO O.C. PLANNING: Y ✓  
SEND TO DEPT. OF TRANSPORTATION: Y       

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: Y N

**APPROVAL:**

M) S) VOTE:A N APPROVED:

NEED NEW PLANS: Y N

**CONDITIONS – NOTES:**

Set Public Hearing - 500'

*PB # 05-05 special permit*

**Town of New Windsor**  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#126-2005**

02/04/2005

Troske, Thomas L  
47 Maurerbrook Dr.  
Fishkill, NY 12524

Received \$ 250.00 for Planning Board Fees, on 02/04/1999. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

PB #05-05 application Fee

**Town of New Windsor**  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#125-2005**

02/04/2005

Troske, Thomas L.  
47 Maurerbrook Dr.  
Fishkill, NY 12524

Received \$ 125.00 for Planning Board Fees, on 02/04/2005. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

Thomas L. Troske  
Nancy L. Troske  
47 Maurerbrook Dr.  
Fishkill, NY 12524

4080

10-4/220

1-26 20.05

Pay TO THE ORDER OF Town of New Windsor \$ 750<sup>00</sup>/<sub>xx</sub>

Seven-hundred & fifty — DOLLARS

**M&T BANK**

MANUFACTURERS & TRADERS TRUST COMPANY  
716-842-4200

Security features  
are included.  
Details on back.

FOR Breezes laundromat Nancy Troske

⑆022000046⑆

9830949344⑈4080

Thomas L. Troske  
Nancy L. Troske  
47 Maurerbrook Dr.  
Fishkill, NY 12524

4079

10-4/220

1-26 20.05

Pay TO THE ORDER OF Town of New Windsor \$ 125<sup>00</sup>/<sub>xx</sub>

One hundred & twenty-five — DOLLARS

**M&T BANK**

MANUFACTURERS & TRADERS TRUST COMPANY  
716-842-4200

Security features  
are included.  
Details on back.

FOR Breezes laundromat Nancy Troske

⑆022000046⑆

9830949344⑈4079

Thomas L. Troske  
Nancy L. Troske  
47 Maurerbrook Dr.  
Fishkill, NY 12524

4078

10-4/220

1-26 20.05

Pay TO THE ORDER OF Town of New Windsor \$ 250<sup>00</sup>/<sub>xx</sub>

Two-hundred & fifty — DOLLARS

**M&T BANK**

Security features  
are included.  
Details on back.

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change \_\_\_\_\_ Site Plan ☒ Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 49 Block 1 Lot 22

**RECEIVED**

JAN 25 2005

**BUILDING DEPARTMENT PERMIT NUMBER** PA 2004 - 1444 **BUILDING DEPARTMENT**

1. Name of Project Breezes Laundromat

2. Owner of Record Dan Par Realty Phone 845-561-2100

Address: 225 South Plank Rd. Newburg, NY 12550  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Tom and Nancy Trostle Phone 845-896-5552

Address: 47 Masterbrook Drive Fishkill NY 12524  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan James M. Capeland AIA Phone 424-4810

Address: HUDSON DESIGN 1949 Route Nine Garrison, NY 10524  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney Phil Schunk Phone 845-567-9000

Address: 11 Racquet Rd PO BOX 10009 Newburgh NY 12552  
(Street Name & Number) (Post Office) (State) (Zip)

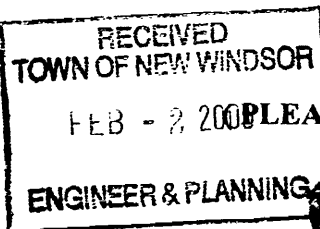
6. Person to be notified to appear at Planning Board meeting:

Tom and Nancy Trostle 845-896-5552 845-896-5552  
(Name) (Phone) (fax)

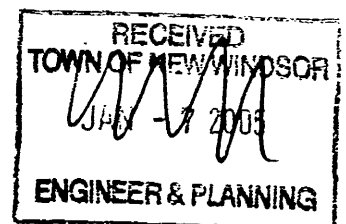
7. Project Location: On the East side of Old Forge Hill Road  
(Direction) (Street)

8. Project Data: Acreage 1.114 Zone C School Dist. \_\_\_\_\_

PAGE 1 OF 2



05-05



PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No X

**\*This information can be verified in the Assessor's Office.**

**\*If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) Landscaping  
1 Lot

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no X

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no X

**IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.**

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

24<sup>th</sup> DAY OF January 2005

Barry Schuyler, Managing Member  
(OWNER'S SIGNATURE)  
Sanbar Realty Co LLC

(AGENT'S SIGNATURE)

Please Print Agent's Name as Signed

[Signature]

NOTARY PUBLIC SCHUYLER  
DANIEL SCHUYLER  
Notary Public, State of New York  
No. 01SC5084025

\*\*\*\*\*  
TOWN USE, RELEVANT Expires Aug. 25, 2005  
\*\*\*\*\*

TOWN OF NEW WINDSOR

FEB - 2 2005

DATE APPLICATION RECEIVED  
ENGINEER & PLANNING

05-05

APPLICATION NUMBER

PROJECT I.D. NUMBER

617.21

SEQR

## Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Tom & Nancy Troske	2. PROJECT NAME Breezes Laundromat
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 360 Old Forge Hill Rd + Route 32	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Renovate space for laundromat	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Nancy Troske Date: 1-18-05	
Signature: Nancy Troske	

RECEIVED the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

FEB - 2 2005

ENGINEER &amp; PLANNING

OVER

1

05-05

**PART II—ENVIRONMENTAL ASSESSMENT** (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE** (To be completed by Agency)

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from responsible officer)

**TOWN OF NEW WINDSOR**

FEB - 2 2005

\_\_\_\_\_  
Date

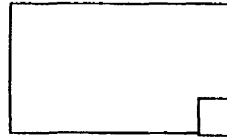
**TOWN OF NEW WINDSOR PLANNING BOARD**

**SITE PLAN CHECKLIST**

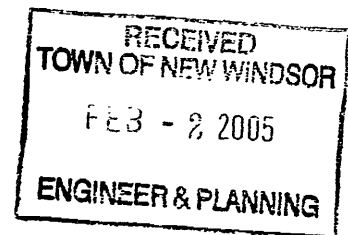
**ITEM**

1. ✓ Site Plan Title
2. ✓ Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

**SAMPLE:**



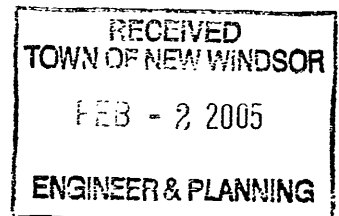
3. ✓ Applicant's Name(s)
4. ✓ Applicant's Address
5. ✓ Site Plan Preparer's Name
6. ✓ Site Plan Preparer's Address
7. ✓ Drawing Date
8. ✓ Revision Dates
9. ✓ Area Map Inset and Site Designation
10. ✓ Properties within 500' of site
11. ✓ Property Owners (Item #10)
12. ✓ Plot Plan
13. ✓ Scale (1" = 50' or lesser)
14. ✓ Metes and Bounds
15. ✓ Zoning Designation
16. ✓ North Arrow
17. ✓ Abutting Property Owners
18. ✓ Existing Building Locations
19. ✓ Existing Paved Areas
20. ✓ Existing Vegetation
21. ✓ Existing Access & Egress



**05-08**

## PROPOSED IMPROVEMENTS

- |     |                                     |                                     |
|-----|-------------------------------------|-------------------------------------|
| 22. | <input checked="" type="checkbox"/> | Landscaping                         |
| 23. | <input checked="" type="checkbox"/> | Exterior Lighting                   |
| 24. | <input checked="" type="checkbox"/> | Screening                           |
| 25. | <input checked="" type="checkbox"/> | Access & Egress                     |
| 26. | <input checked="" type="checkbox"/> | Parking Areas                       |
| 27. | <input checked="" type="checkbox"/> | Loading Areas                       |
| 28. | <input checked="" type="checkbox"/> | Paving Details (Items 25 - 27)      |
| 29. | <input checked="" type="checkbox"/> | Curbing Locations                   |
| 30. | <input checked="" type="checkbox"/> | Curbing through section             |
| 31. | <input checked="" type="checkbox"/> | Catch Basin Locations               |
| 32. | <input checked="" type="checkbox"/> | Catch Basin Through Section         |
| 33. | <input checked="" type="checkbox"/> | Storm Drainage                      |
| 34. | <input checked="" type="checkbox"/> | Refuse Storage                      |
| 35. | <input checked="" type="checkbox"/> | Other Outdoor Storage               |
| 36. | <input checked="" type="checkbox"/> | Water Supply                        |
| 37. | <input checked="" type="checkbox"/> | Sanitary Disposal System            |
| 38. | <input checked="" type="checkbox"/> | Fire Hydrants                       |
| 39. | <input checked="" type="checkbox"/> | Building Locations                  |
| 40. | <input checked="" type="checkbox"/> | Building Setbacks                   |
| 41. | <input checked="" type="checkbox"/> | Front Building Elevations           |
| 42. | <input checked="" type="checkbox"/> | Divisions of Occupancy              |
| 43. | <input checked="" type="checkbox"/> | Sign Details                        |
| 44. | <input checked="" type="checkbox"/> | Bulk Table Inset                    |
| 45. | <input checked="" type="checkbox"/> | Property Area (Nearest 100 sq. ft.) |
| 46. | <input checked="" type="checkbox"/> | Building Coverage (sq. ft.)         |
| 47. | <input checked="" type="checkbox"/> | Building Coverage (% of total area) |
| 48. | <input checked="" type="checkbox"/> | Pavement Coverage (sq. ft.)         |
| 49. | <input checked="" type="checkbox"/> | Pavement Coverage (% of total area) |
| 50. | <input checked="" type="checkbox"/> | Open Space (sq. ft.)                |
| 51. | <input checked="" type="checkbox"/> | Open Space (% of total area)        |
| 52. | <input checked="" type="checkbox"/> | No. of parking spaces proposed      |
| 53. | <input checked="" type="checkbox"/> | No. of parking spaces required      |



REC'D BY  
"XX"

## ATTACHMENTS

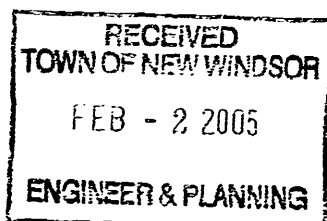
- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

Property is not in a flood zone -

Nancy Twiss/4



05-05

FOR OFFICIAL USE ONLY

Permit No. \_\_\_\_\_

Fee Received \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_ County, New York

Permit Application for Development  
in  
Flood Hazard Areas

A. General instructions page 4 (Applicant to read and sign)

B. For assistance in completing or submittal of this application contact:

\_\_\_\_\_, Floodplain Administrator,  
(Name)

\_\_\_\_\_, NY ( ) \_\_\_\_\_  
(Address)

1. Name and Address of Applicant

Tom & Nancy Troske  
(First Name) (MI) (Last Name)

Street Address: 47 Mauerbrook Dr. Fishkill

Post Office: Fishkill State: NY Zip Code: 12524

Telephone: 845 896 - 5552

2. Name and Address of Owner (If Different)

Dan-Bar Realty  
(First Name) (MI) (Last Name)

Street Address: 225 S. Plank Rd

Post Office: Newburgh State: NY Zip Code: 12550

Telephone: 845 561 - 2100

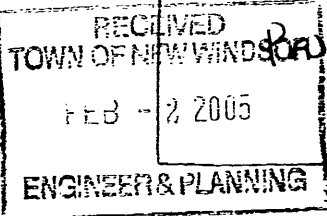
3. Engineer, Architect, Land Surveyor (If Applicable)

James Copeland - Hudson Design  
(First Name) (MI) (Last Name)

Street Address: 1949 rte 9

Post Office: Garrison State: NY Zip Code: 10524

Telephone: 845 424 - 4810



Property is not in a Flood zone -  
Nancy Troske

05-05



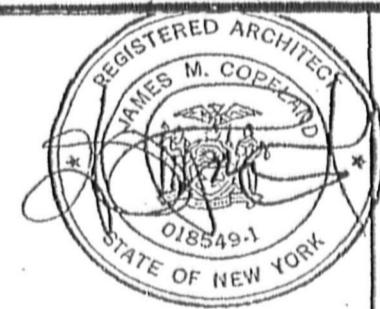
ARCHITECTURE  
MASTER PLANNING

**HUDSON  
DESIGN**



1949 ROUTE NINE  
GARRISON, NEW YORK 10524

PHONE: 845-424-4810  
FAX: 845-424-4815



**RENOVATION OF  
Breezes Laundromat  
Tom & Nancy Troske**

360 Old Forge Hill Rd.  
Newburgh, N.Y. 12553

CONSULTANT:

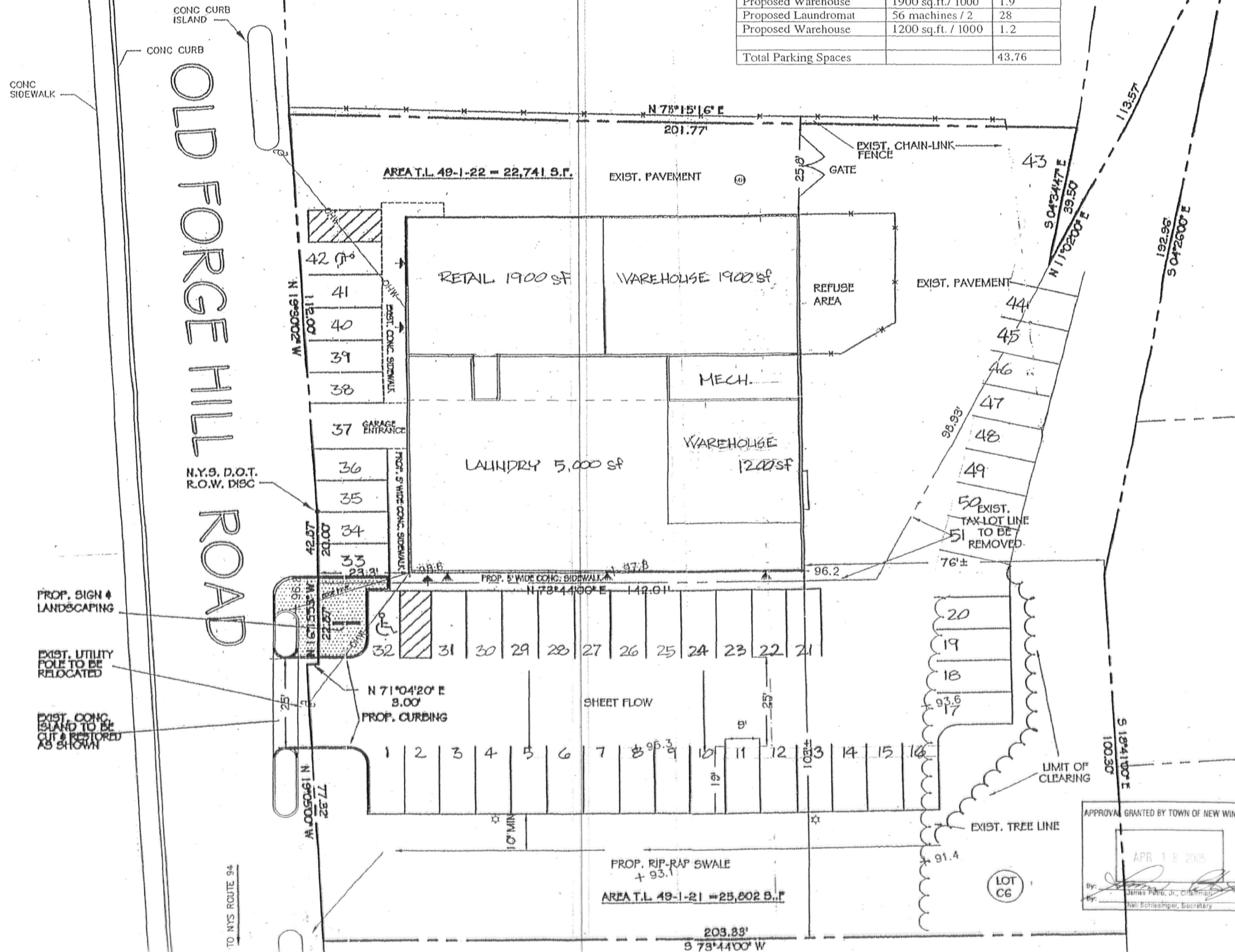
THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THIS DRAWING SHALL NOT BE REPRODUCED, PUBLISHED, USED ON OTHER PROJECTS, USED FOR ADDITIONS TO THIS PROJECT, OR USED FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING. COPYRIGHT © 1999. HUDSON DESIGN.

DATE:  
01 November 2004  
REVISIONS:

PROPOSED PARKING SCHEDULE

Proposed Retail	1900 sq.ft. / 150	12.66
Proposed Warehouse	1900 sq.ft. / 1000	1.9
Proposed Laundromat	56 machines / 2	28
Proposed Warehouse	1200 sq.ft. / 1000	1.2
Total Parking Spaces		43.76

N/F  
ANDDRJULOLO



APPROVAL GRANTED BY TOWN OF NEW WINDSOR

APR 18 2005

By: James Troske, Jr., Chairman  
By: Neil Schlessinger, Secretary

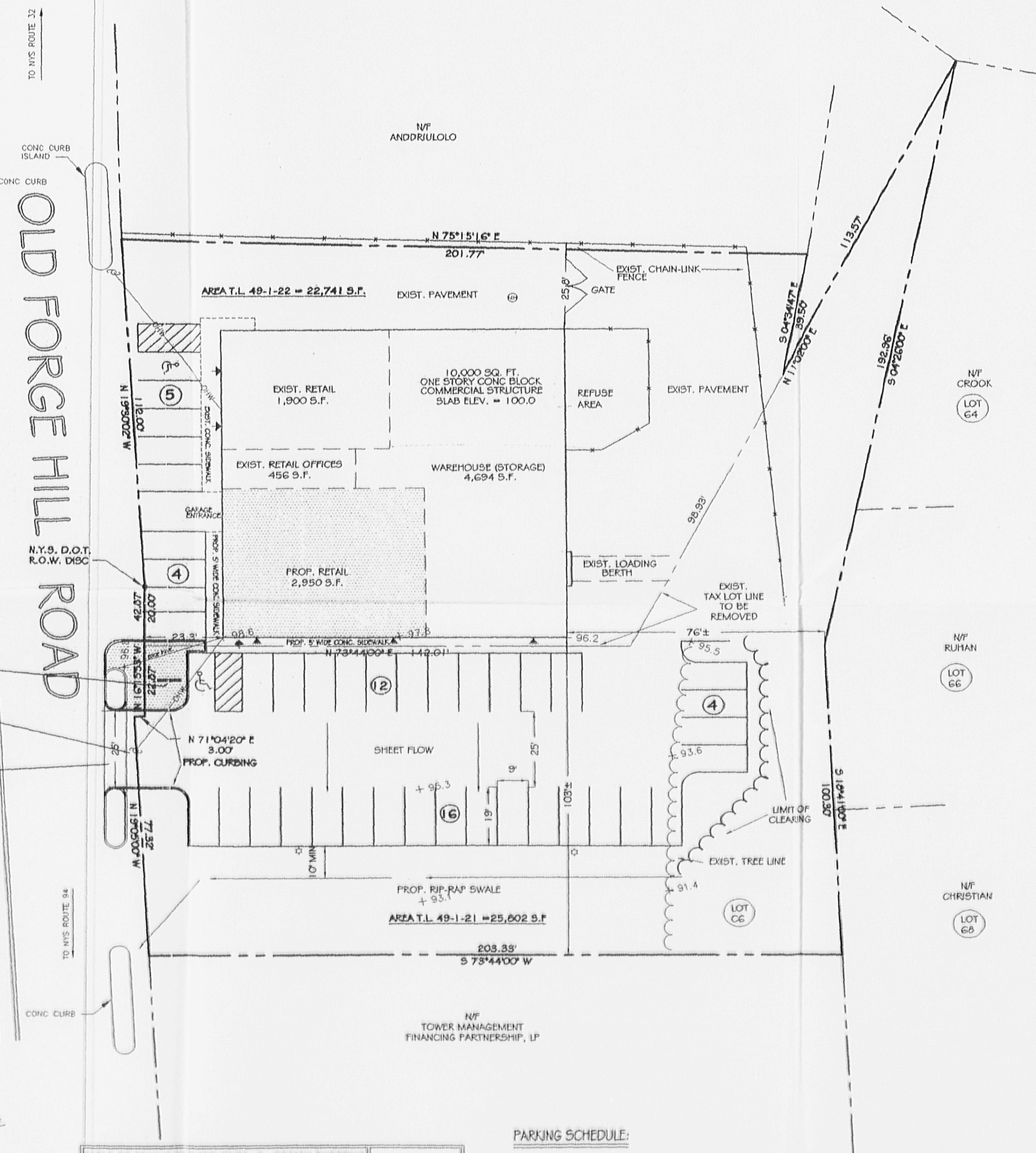
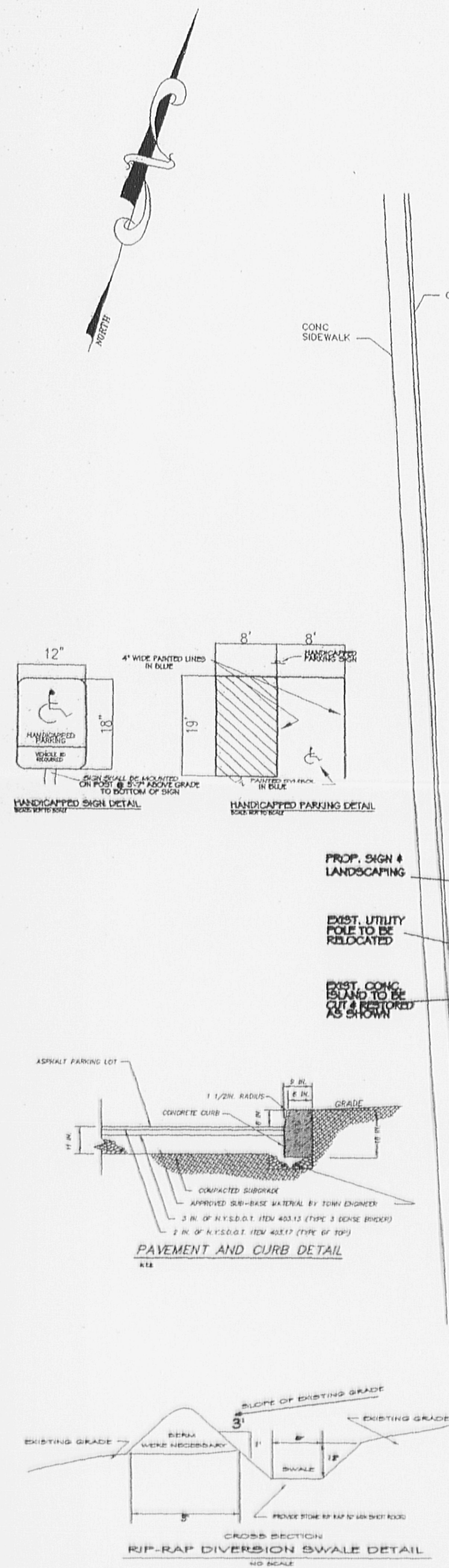


TABLE OF ZONING REQUIREMENTS: C - DESIGN SHOPPING (USE A1 - RETAIL)		PROVIDED
MIN. LOT AREA .....	40,000 SQ. FT.	46,543 SQ. FT.
MIN. LOT WIDTH .....	200 FT	232.19'
MIN. FRONT YARD .....	60 FT	23.3'
MIN. SIDE YARD .....	30 FT	25.0'
MIN. TOTAL SIDE YARDS .....	70 FT	126.0' ±
MIN. REAR YARD .....	30 FT	76.4'
MAX. HEIGHT .....	32 FT TO NEAREST PL	18'
FLOOR AREA RATIO .....	0.5	0.206
STREET FRONTAGE .....	NA	235.19'
DEVELOPMENT COVERAGE .....	NA	70 %

NOTE: ALL BULK REQUIREMENTS ARE PRE-EXISTING

### PARKING SCHEDULE:

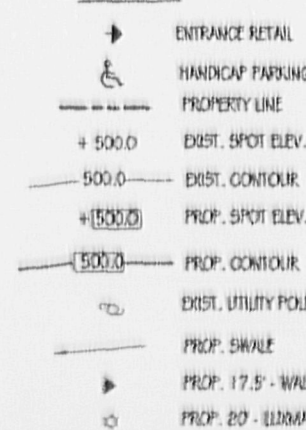
EXISTING PARKING SCHEDULE:

EXISTING RETAIL SPACE - 2,356 SQ. FT. / 150 = 15.7 SPACES  
EXIST. WAREHSE SPACE - 7,644 SQ. FT. / 1000 = 7.6 SPACES  
23.3 SPACES  
5 SPACES  
18.3 SPACES

PROPOSED PARKING SCHEDULE:

PROPOSED RETAIL - 2,950 SQ. FT. / 150 = 19.7 PROP. SPACES REQUIRED  
LESS WAREHOUSE ELIMINATED - 2,950 SQ. FT. / 1000 = <3.0>  
23.3 SPACES PREVIOUSLY REQUIRED  
40 TOTAL SPACES REQUIRED  
41 TOTAL SPACES PROVIDED

### LEGEND

[illegible]

# Luxmaster Legacy

Universal High-End Luxmaster  
System HMI

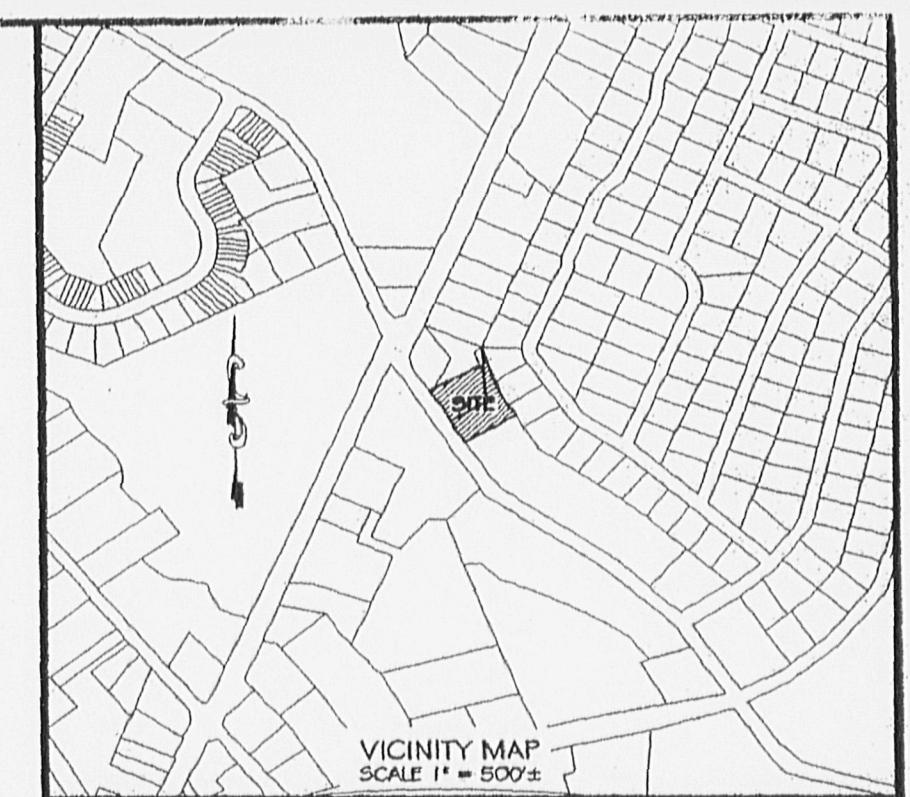
## Photometrics

### Report P16065 IES Type B-M-C

Beam Height	A	B	C	D	E	F	G
10	2.80	1.72	1.10	0.80	0.58	0.40	0.28
15	2.80	1.60	1.00	0.70	0.50	0.35	0.25
20	3.00	1.80	1.10	0.80	0.60	0.40	0.30
25	3.20	1.90	1.20	0.90	0.65	0.45	0.35
30	3.40	2.00	1.30	1.00	0.70	0.50	0.40
35	3.60	2.10	1.40	1.10	0.75	0.55	0.45
40	3.80	2.20	1.50	1.20	0.80	0.60	0.50
45	4.00	2.30	1.60	1.30	0.85	0.65	0.55
50	4.20	2.40	1.70	1.40	0.90	0.70	0.60
55	4.40	2.50	1.80	1.50	0.95	0.75	0.65
60	4.60	2.60	1.90	1.60	1.00	0.80	0.70
65	4.80	2.70	2.00	1.70	1.05	0.85	0.75
70	5.00	2.80	2.10	1.80	1.10	0.90	0.80
75	5.20	2.90	2.20	1.90	1.15	0.95	0.85
80	5.40	3.00	2.30	2.00	1.20	1.00	0.90
85	5.60	3.10	2.40	2.10	1.25	1.05	0.95
90	5.80	3.20	2.50	2.20	1.30	1.10	1.00
95	6.00	3.30	2.60	2.30	1.35	1.15	1.05
100	6.20	3.40	2.70	2.40	1.40	1.20	1.10
105	6.40	3.50	2.80	2.50	1.45	1.25	1.15
110	6.60	3.60	2.90	2.60	1.50	1.30	1.20
115	6.80	3.70	3.00	2.70	1.55	1.35	1.25
120	7.00	3.80	3.10	2.80	1.60	1.40	1.30
125	7.20	3.90	3.20	2.90	1.65	1.45	1.35
130	7.40	4.00	3.30	3.00	1.70	1.50	1.40
135	7.60	4.10	3.40	3.10	1.75	1.55	1.45
140	7.80	4.20	3.50	3.20	1.80	1.60	1.50
145	8.00	4.30	3.60	3.30	1.85	1.65	1.55
150	8.20	4.40	3.70	3.40	1.90	1.70	1.60
155	8.40	4.50	3.80	3.50	1.95	1.75	1.65
160	8.60	4.60	3.90	3.60	2.00	1.80	1.70
165	8.80	4.70	4.00	3.70	2.05	1.85	1.75
170	9.00	4.80	4.10	3.80	2.10	1.90	1.80
175	9.20	4.90	4.20	3.90	2.15	1.95	1.85
180	9.40	5.00	4.30	4.00	2.20	2.00	1.90
185	9.60	5.10	4.40	4.10	2.25	2.05	1.95
190	9.80	5.20	4.50	4.20	2.30	2.10	2.00
195	10.00	5.30	4.60	4.30	2.35	2.15	2.05
200	10.20	5.40	4.70	4.40	2.40	2.20	2.10
205	10.40	5.50	4.80	4.50	2.45	2.25	2.15
210	10.60	5.60	4.90	4.60	2.50	2.30	2.20
215	10.80	5.70	5.00	4.70	2.55	2.35	2.25
220	11.00	5.80	5.10	4.80	2.60	2.40	2.30
225	11.20	5.90	5.20	4.90	2.65	2.45	2.35
230	11.40	6.00	5.30	5.00	2.70	2.50	2.40
235	11.60	6.10	5.40	5.10	2.75	2.55	2.45
240	11.80	6.20	5.50	5.20	2.80	2.60	2.50
245	12.00	6.30	5.60	5.30	2.85	2.65	2.55
25							

[illegible]

LIGHTING SHALL BE AS SHOWN OR EQUIVALENT  
ALL EXTERIOR LIGHTS SHALL BE CONTROLLED BY  
TIMER & PHOTOELECTRIC



NOTES:

1. THIS IS A SITE PLAN OF LOT 21 & 22, BLK. 1, SEC. 49, AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAP.
2. TOTAL AREA OF TRACT: 48,543 ± OR 1.114 ± ACRES
3. ZONING DISTRICT: C - DESIGN SHOPPING
4. PROPOSED USE: ADDITIONAL RETAIL OFFICE
5. RECORD OWNER: OKRAM, LLC  
296 FORCE HILL ROAD  
NEW WINDSOR, N.Y. 12553
6. APPLICANT: OKRAM, LLC  
296 FORCE HILL ROAD  
NEW WINDSOR, N.Y. 12553
7. TOPOGRAPHY: DATUM - ASSUMED  
CONTOUR INTERVAL - 2 FT.
8. WATER SUPPLY: EXISTING - TOWN OF NEW WINDSOR
9. SANITARY SEWAGE DISPOSAL: EXISTING - TOWN OF NEW WINDSOR
10. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND ZONING MAP, AND THE MANNER SPECIFIED BY SECTION 239K OF THE GENERAL MUNICIPAL LAW.
11. REFERENCE BOUNDARY SURVEY PREPARED BY PATRICK T. KENNEDY P.L.S., LIC. No.49219, DATED ON DEC. 4, 1986, REVISED AUG. 15, 2000.
12. EXISTING TAX LOTS 48-1-21 & 49-1-22 SHALL BE COMBINED TO A SINGLE LOT.

## REVISIONS

REV. 11/01/00 - CHG'D  
BLK TBL, PARKING CALC.  
# ADDED LIMIT OF CURING.

REV. 11/14/00 - CHG'D  
BLK TBL AND MFB.

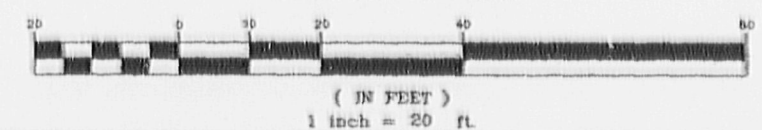
FOR USE BY THE TOWN OF  
NEW WINDSOR PLANNING BOARD

APPROVAL GRANTED BY TOWN OF NEW WINDSOR:

DEC 1 2000

By: James P. O'Connell, Chairman  
By: James P. O'Connell, Secretary

SITE PLAN  
FOR  
MARKO'S OASIS  
LOCATED IN  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK  
GRAPHIC SCALE



BRADY  
ENGINEERING

CONSULTING ENGINEER  
POST OFFICE BOX 482, WALDEN, N.Y. 12586  
TEL/FAX (845) 778-4006

REC'D NO. 875-00  
DATE SEP. 15, 2000  
SCALE 1" = 20'  
PAGE NO. 1

NOV 15 2000 444-79